



ENVIRONMENTAL BOARD MOTION 201500506 005b

Date: May 6, 2015

Subject: Sunfield Planned Unit Development C814-2014-0083

Motion By: Robert Deegan

Second By: James Schissler

RATIONALE:

Whereas, the project provided numerous Tier 2 benefits to achieve environmental superiority while requesting minimal environmental Code modifications,

Whereas, restoration of classified waterways on the property in particular represents a very substantial environmental benefit.

Therefore, the Environmental Board of the City of Austin recommends approval of the request for environmentally superiority of the PUD.

PUD Conditions for Environmental Superiority:

1. Restores currently degraded Critical Water Quality Zones along all classified waterways.- The condition of all Critical Water Quality Zones (CWQZ) shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criteria Manual. (Zone 2 is the area from the edge of the active channel to the edge of the CWQZ.) All CWQZs found to be in “Poor (1)” or “Fair (2)” condition shall be restored to “Good (3)” or “Excellent (4)” condition; CWQZs found to be in “Good (3)” or “Excellent (4)” condition shall not be disturbed except as otherwise allowed by code. The applicant shall prepare a Riparian Restoration Plan demonstrating that all parameters of the Appendix X “Scoring: Zone 2 – Critical Water Quality Zone” table shall be raised to “Good (3)” or “Excellent (4)” condition. The Zone 2 functional assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision and commercial site plan.
2. A tree planting plan will be prepared during the final platting of lots to determine the proposed trees to be placed along the trail network. In addition, 150 trees will be planted throughout the trail segments outside of dedicated Park Land.
3. For commercial and multifamily sites, treat the entire lot as street yard for the purposes of tree requirements.
4. Upon reclaimed water being brought to the project, use reclaimed water for irrigation in open space areas where such use is economically feasible, subject to any applicable water use restrictions imposed by the City. Reclaimed water shall not be used for irrigation in CWQZ’s, CEF buffers, or floodplain.

5. Use wet ponds instead of sedimentation filtration ponds for water quality controls. For tracts where the use of regional wet ponds is not feasible for water quality controls, green water quality controls may be utilized with approval from the city.
6. Additional open space, 42 acres, is provided in excess of the required open space, CWQZ's, floodplain, and CEF buffers.

VOTE 6-0-0-1

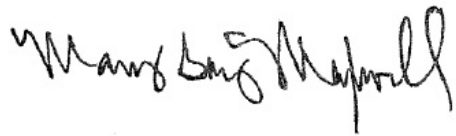
For: Maxwell, Perales Schissler, Deegan, Redmond, Smith

Against: None

Abstain: None

Absent: Neely

Approved By:

A handwritten signature in black ink, appearing to read "Mary Gay Maxwell". The signature is written in a cursive, flowing style.

Mary Gay Maxwell, Environmental Board Chair